

Board of Commissioners of Greene County, Indiana

Greene County Courthouse
1 East Main Street
Bloomfield, IN 47424

Rick Graves, President
Edward L. Michael, Vice President
Nathan Abrams, Commissioner

January 22, 2014

Mr. Don West
Environmental Management Support, Inc.
8601 Georgia Avenue, Suite 500
Silver Spring, MD 20910
Phone 301-589-5318

Re: FY2014 U.S.EPA Brownfields Coalition Hazardous Substances and
Petroleum Assessment Grant Application
City of Linton, Town of Bloomfield and Greene County, Indiana

Dear Mr. West:

Greene County (the County) is submitting the enclosed application for a U.S. EPA Brownfields Coalition Assessment Grant - \$400,000 for Hazardous Substances and \$150,000 for Petroleum. The County, along with the City of Linton and the Town of Bloomfield constituted a Coalition to apply for this grant. The County will serve as the lead Coalition member and grant recipient/administrator. Upon award of the grant, the Coalition members will develop a binding Memorandum of Agreement to document the site selection process, allocation of funds, and programmatic mechanisms for implementing the grant project. The Coalition needs the Assessment Grant to address the threats brownfields pose to the health of its residents, natural resources, and economy.

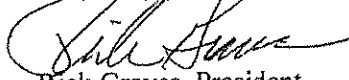
Greene County lies in southwestern Indiana, approximately 90 miles from the center of the state. Each city and town in Greene County is "micro" community (a community with a population of 10,000 or less) and the individual micro communities do not have the capacity to implement their own brownfields programs or apply for brownfields funding on their own. Greene County was once the proud home to General Electric, Sunbeam, Woods Industries and manufactured housing companies. Over the last 30 years, these manufacturers and all but one coalmine are gone. Vacant industrial plants and mine scarred land and now dominate the landscape, and community leaders are struggling to clean up the environmental fallout, protect the citizens, and create employment opportunities. The communities are mired in a systemic economic crisis, with families struggling to meet basic needs. Although brownfields are scattered throughout Greene County, the Coalition is pursuing the brownfields in five targeted communities: (1) the City of Linton, (2) the town of Bloomfield, (3) the city of Jasonville, (4) the town of Worthington, and (5) the town of Switz City. Brownfield sites in these targeted communities have impacted soil and groundwater with numerous contaminants, which pose a health threat to nearby sensitive populations and are likely migrating to the numerous wetlands

present in and around the target communities as well as White River and its tributaries. The Coalition needs funds to support the assessment of brownfields sites in these targeted communities to bring them back into safe and productive use and protect the most vulnerable citizens living live near these sites. By redeveloping these brownfields, the Coalition hopes to revitalize its urban areas, while maintaining its rural character. The Assessment Grant will support the key first step towards this managed growth approach: the identification and assessment of brownfields in the urban areas within the Coalition boundaries that are impacting the health and welfare of residents and the environment.

The following applicant information is provided as part of the Grant Application:

- a. Applicant Identification: Greene County
1 East Main Street
Bloomfield, Indiana 47424
- b. Dun and Bradstreet (DUNS): 627758782
- c. Funding Requested:
 - (i) Grant type: Assessment
 - (ii) Federal Funds Requested: \$400,000 Hazardous Substances and \$150,000 Petroleum
 - (iii) Contamination: Hazardous Substances and Petroleum Products
- d. Location: City of Linton, the Town of Bloomfield and Greene County, Indiana
- e. Contacts:
 - (i) **Project Director:** Ms. Brianne Jerrels, Community Development Specialist
Greene County Economic Development Corporation
P.O. Box 7, Linton, IN 47441
Phone: 812-847-4500, email: bjjerrels@insidegreencounty.com
 - (ii) **Chief Executive:** Mr. Rick Graves
President of Greene County Commissioners
1 East Main Street, Bloomfield, Indiana 47424
Phone: (812)659-2077, email: Rick.Graves@co.greene.in.us
- f. Date Submitted: January 22, 2014
- g. Project Period: Three years
- h. Population: Greene County 33,255; Linton 5,394; Bloomfield 2,391 (*U.S. Census Bureau 2010*)
- i. Special Considerations Checklist: Attached

Very truly yours,



Rick Graves, President
Board of Commissioners of Greene County, Indiana

**FY 2014 UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (EPA)
BROWNFIELDS HAZARDOUS SUBSTANCES AND PETROLEUM ASSESSMENT
GRANT APPLICATION**

SUBMITTED BY: GREENE COUNTY, CITY OF LINTON, AND TOWN OF
BLOOMFIELD, INDIANA

NARRATIVE PROPOSAL

1. Community Need:

a. Targeted Community and Brownfields:

(i) Targeted Community Description: Greene County, the City of Linton (the largest City in Greene County) and the Town of Bloomfield (the County Seat), have formed a coalition (the Coalition) to apply for EPA Brownfields Assessment Grants. Greene County lies in southwestern Indiana, approximately 90 miles from the center of the state. **Each city and town in Greene County is a “micro” community (a community with a population of 10,000 or less)** and the individual micro communities do not have the capacity to implement their own brownfields programs or apply for brownfields funding on their own. Greene County has over 33,000 residents and comprises 545 square miles that are bisected by the south flowing West Fork of the White River. The western portion of the Greene County was home to coalfields of the Illinois Basin. Steep slopes and karst topography dominates the eastern portion of the county where caves, springs, and sinking streams dot the landscape. Greene County was formed in 1821 and was named for the American Revolutionary War general Nathanael Greene. In the late 19th century, small underground coalmines were developed in the western portion of Greene County, rapidly expanding the populations of Linton and Jasonville. The underground coalmines were replaced with strip mining techniques in the first part of the 20th century. With just over 3,000 people in 1900, the city of Linton quadrupled in population within ten years. In 1910, there were sixteen coalmines within a three-mile radius of Linton, employing 2,500 men and yielding twenty thousand tons of coal a day. There were approximately 200 coalmines in and around Greene County by the end of the 19th century (*The Golden Age of Coal in Greene County*). Manufacturing facilities were established in the County as a result of the access provided by the railroads developed to transport coal to end users. Greene County was once the proud home to General Electric, Sunbeam, Woods Industries, and manufactured housing companies. Over the last 30 years, these manufacturers and all but one coalmine are gone. Vacant factories and mine scarred land now dominate the landscape, and community leaders are struggling to clean up the environmental fallout, protect the citizens, and create employment opportunities. The communities are mired in a systemic economic crisis, with families struggling to meet basic needs. Although brownfields are scattered throughout Greene County, the Coalition is focusing on the brownfields in five targeted communities: (1) the City of Linton, (2) the town of Bloomfield, (3) the town of Jasonville, (4) the town of Worthington, and (5) the town of Switz City. Brownfields in these targeted communities (Section 1.a (iii)) have impacted soil and groundwater with numerous contaminants, which pose a health threat to nearby sensitive populations and are likely migrating to the numerous wetlands present in and around the target communities as well as White River and its tributaries. The Coalition needs funds to support the assessment of brownfields in these targeted communities to bring them back into safe and productive use and protect the most vulnerable citizens living near these sites.

(ii) Demographic Information: The demographics and economic effects of brownfields on the City as well as the targeted areas are discussed in Section 1.c (ii).

	<u>National</u>	<u>Indiana</u>	<u>Greene County</u>
Population ¹	308,745,538	6,483,802	33,255
Children (%) ¹	27.0%	27.9%	25.5%
Seniors (%) ¹	13.0%	13.0%	16.0%
Women, Child-bearing age (%) ¹	23.9%	23.5%	21.3%
Unemployment ²	7.2%	8.1%	9.5%
Minority % ¹	27.6%	15.7%	1.7%



Poverty Rate ³	15.1%	15.6%	16.1%
<50%Poverty Rate ³	6.5%	8.5%	6.5%
Median Household Income ³	\$49,445	\$47,185	\$37,367
Per Capita Income ³	\$27,319	\$24,048	\$19,683

Targeted Community	Linton ⁴	Bloomfield ⁴	Jasonville ⁴	Worthington ⁴	Switz City ⁴
Population ¹	5,394	2,391	2,222	1,469	293
Children (%) ¹	25.5%	25.6%	28.8%	26%	30.1%
Seniors (%) ¹	19.2%	18.5%	17.1%	18.5%	17.8%
Women Child-bearing (%) ¹	21.1%	23.9%	22.9%	23.9%	22.8%
Unemployment ²	NA	NA	NA	NA	NA
Minority % ¹	2.3%	1.5%	1.1%	1.5%	0.7%
Poverty Rate ³	22.1%	23.3%	35.2%	23.3%	35%
<50% Poverty Rate ³	8.1%	2.3%	13.3%	2.3%	15.4%
Median Household Income ³	\$29,522	\$29,420	\$27,604	\$29,420	\$45,247
Per Capita Income ³	\$17,053	\$18,333	\$13,164	\$18,333	\$22,656

¹Data from 2010 U.S. Census and is available at www.census.gov

²Data from Bureau of Labor Statistics (August 2013) and is available at www.bls.gov

³Data from 2010 American Community Survey (ACS) and is available at factfinder.census.gov

⁴Data obtained from ESRI Business Analyst dissection census tracts, of adjusted U.S. Census Report and ACS available at www.bao.esri.com

(iii) Brownfields: The Coalition's overriding health and welfare concern is the concentration of brownfields in low-income areas. Environmental justice is a concern because of the number of brownfields in these neighborhoods. To begin to address this concern, the Coalition identified five targeted communities for assessment due to known hazardous substance and petroleum contamination threats to citizens, environmental impacts to the sensitive riverine and wetland ecosystems, drinking water aquifers, and impeded redevelopment potential. The following priority sites located in the five targeted areas show the threats posed by the brownfields and demonstrate the need for assessment funds.

Targeted Community, Priority Sites, Past Uses, and Current Condition	Likely Contaminants	Exposure Pathways	Health Effects ¹
The City of Linton: Former General Electric: Electric motor manufacturer (Die-casting and electroplating). Vacant, building secured, fenced-in land that is inaccessible to residents	Polycyclic hydrocarbons (PAHs), volatile organic compounds (VOCs), metals, cyanide, asbestos	Direct contact, airborne particulates, inhalation, Vapor Intrusion	Headaches, poor coordination, respiratory problems, liver/kidney damage, nerve damage, lung cancer
Sensitive receptors: The poverty rate and seniors exceed the national rate by 30% and 37% respectively; Greene-Sullivan Special Education Cooperative, Linton City Park, Beehunter Marsh, Goose Pond Fish and Wildlife Area, Calvary Baptist Church School			
Town of Bloomfield: Furniture and wood products manufacturing, and machine shop. Vacant or underutilized commercial buildings and parcels of land.	VOCs, metals, organic solvents, lead, PAHs,	Direct contact, airborne particulates, inhalation, vapor intrusion	respiratory problems, blood vessel damage, developmental, reproductive problems and birth defects, headaches; poor coordination; liver, kidney, nerve damage



<i>Sensitive receptors:</i> Poor residents with a 23.3 % poverty rate, 40% more seniors than state and national rates, karst sinkholes, White River, Ritter Branch, Richland Creek, and nearby wetlands			
City of Jasonville: Central Business District Former gasoline filling stations, former auto service, dry cleaners, paint stores, printing shops. Vacant or underutilized commercial buildings and parcels of land.	VOCs, metals, organic solvents, lead, PAHs,	Direct contact, inhalation, Vapor Intrusion	Liver, kidneys, skin, lungs, reproductive problems and birth defects, respiratory, nervous, lymphatic, and gastrointestinal
<i>Sensitive receptors:</i> Poor neighborhood with a 35.2% poverty rate with 28.8% children and 31% more seniors than U.S. Rate; Shakamak State Park, Lake Lenape, Shakamak Jr. High -Sr. High School.			
Worthington: Former dry cleaners, paint stores, commercial printers, farm machinery service, auto service, underground petroleum tanks. Vacant or underutilized commercial buildings and parcels of land.	VOCs, PAHs, metals, and chlorinated solvents	Direct contact, inhalation, Vapor Intrusion	Respiratory damage/failure; anemia bone marrow problems; nerve, liver, kidney damage; stomach, liver, bladder cancer
<i>Sensitive receptors:</i> Poor neighborhoods children, and seniors. The poverty rate and seniors exceed the national rate by 58% and 42% respectively; Worthington Elementary School, Eel River, and White River.			
Switz City: Abandoned bulk oil terminal, rail car maintenance and painting facility. Vacant land and derelict buildings.	VOCs, PAHs, metals, Asbestos	Direct contact, inhalation, Vapor Intrusion	Respiratory disease, central nervous system damage, cancer
<i>Sensitive receptors:</i> Poor neighborhoods children, and seniors. The poverty rate is 35% with 15.4% of the population living below 50% of the poverty rate, 30.1% children and 17.8% seniors, White River Valley High School, unnamed tributaries of the White River.			

¹ Agency for Toxic Substances and Disease Registry (ATSDR), ToxFAQs.

Soil and groundwater impacts are present and/or suspected at each of the priority brownfields and likely present at most of the hundreds of other brownfields in the County. In addition, due to the deteriorated and unsecured condition of buildings on some of these sites, it is possible for residents (especially children) to access these structures. Once inside, they may be exposed to asbestos fibers (known to cause mesothelioma and asbestosis) and lead-based paints/lead-laden dust (known to cause neurological damage in children). In addition to the real environmental concerns on these sites, the perception of many residents and businesses is that these sites cannot be safely redeveloped; therefore, these sites, many with prime locations, sit unused, falling further into disarray and decay.

(iv) Cumulative Environmental Issues: Many rural residents use private drinking water wells and septic systems that may fail based on the soil types, proximity to underground coalmines, and the karst geologic features of the County. Over 300 petroleum production wells and 19 petroleum fields are a direct threat to the drinking water and surface water quality. The high prevalence of karst areas in Greene County enables potential widespread contamination of groundwater as the karst features (sinkholes, caves, sinking streams, etc.) often provide a direct pathway to groundwater. They may live in the shadow of a former manufacturing plant or near a confined feeding operation (CFO) or Concentrated Animal Feeding Operation (CAFO). The National Association of Local Boards of Health reports that CAFO manure contains a variety of potential contaminants such as nitrogen and phosphorus, pathogens (e.g. E. coli), growth hormones, antibiotics, chemicals used as additives to the manure or to clean equipment, animal blood, silage leachate from corn feed, or copper sulfate used in footbaths for cows. There are



over 30 CAFOs in the County. Confined feeding operations house a minimum of 300 cattle, 600 swine, or 30,000 poultry. Another concern is indoor air quality. According to the *EPA Map of Radon Zones*, Greene County is a Zone 2 County, having a moderate potential for indoor radon levels with a predicted average indoor radon screening level between 2.0 and 4.0 picoCuries per liter (pCi/L) of air. As shown in the table in Section 1.a.ii, these targeted communities have disproportionate high numbers of low-income populations and higher than average numbers of seniors.

b. Impacts on Targeted Community:

The residents in the Coalition's targeted communities are disproportionately impacted by priority brownfields, which were selected because they are known to represent an imminent threat to health, life and the environment. In addition, overall, the Coalition's low-income residents disproportionately live near the brownfields located in Greene County. The low-income residents in the target communities have limited funds and ability to travel, so they attend day care, school and churches in these neighborhoods, and play in parks adjacent to these sites. This means their exposure to brownfields contaminants via direct contact, airborne particulates inhalation, and vapor intrusion inhalation pathways to these brownfields is more frequent, which is the definition of environmental injustice.

These brownfields, located close to residences, schools, and parks, are negatively impacting sensitive populations by exposing them to numerous contaminants via direct contact, ingestion, and inhalation pathways. According to State Cancer Profiles, Incidence Rate Report for Indiana by County, 2006-2010, Uterus cancer incidence rate (cases per 100,000 population/year) for Greene County (29.4) is 22% higher than U.S. rate (24.1) and 13% higher than the Indiana rate (26.0). Non-Hodgkin's Lymphoma (21.8) is 15% higher than U.S. rate (18.9) and 10% higher than the Indiana rate (19.8). Melanoma skin cancer (22.3) is 17% higher than U.S. rate (19.0) and 26% higher than the Indiana rate (17.6). Oral cavity and Pharynx cancer (14.4) is 32% higher than the U.S. and 30% higher than Indiana rate and the Thyroid cancer rate (13.2) is more than 25% higher than the Indiana rate (10.5). These elevated cancer incidence rates indicate that Coalition residents have been negatively impacted by contaminants from brownfields and industrial operations. Asthma prevalence rates are also an immediate concern. According to the Indiana State Department of Health Burden of Asthma in Indiana 2011 report, there appears to be an association between income level, the level of education completed and asthma prevalence. According to the report, the adults with an annual household income of \$15,000 or less reported the highest prevalence of asthma. Additionally, prevalence of current asthma was higher among adults with less than a high school education. In Greene County 17.2% of the households had income below \$15,000 and 16.5% did not have a high school diploma (2005-2009 American Community Survey Estimate). In addition, the report indicates that low-income populations are disproportionately affected with higher asthma rates than mid to upper income populations. According to the Indiana Birth Defects and Problems Registry (IBDPR), Greene County ranks in the top 20% of Indiana Counties for, hypospadias and ventricular septal defect birth defects. Teratogens including arsenic, lead, mercury, paints and organic solvents have been identified as contaminants at the target community brownfields. Clearly, brownfields are a contributing factor to the myriad of health conditions facing the Coalition and the poorest residents have the greatest, disproportional exposure to brownfields, causing an environmental injustice to the Coalition's most vulnerable citizens.

Another health and welfare concern is migration of contaminants from brownfields to the Eel and White rivers, their tributaries, the Beehunter Marsh, and Goose Pond wetlands. Over 100 potential brownfields are located within a ¼ mile of these surface waters that threaten these sensitive ecosystems. Streams and connected tributaries have served as the waste conveyance system for industrial operations and urban and agricultural runoff, impairing these aquatic ecosystems. These conditions present a threat to the viability of the rivers and watershed ecosystems, wetland areas, which serve as groundwater recharge points, as well as potential exposure of residents and visitors (via direct contact and ingestion) from the recreational use of the waterways. The County is home to sixteen species of mussels, one fish, two crustaceans, one dragonfly, two amphibians, thirteen birds, eleven plants, and nine mammals included in Indiana's Endangered, Threatened, and Rare Species program. The list includes eight species of



mussels and one mammal that are on the federal endangered species list. These and many other sensitive species require protection from contaminated run-off and groundwater.

c. Financial Need: The Coalition members have been decimated by the recent economic downturn that started in 2008 and has not slowed for the Coalition population. From 2010 to 2011, private nonfarm employment has been further reduced by 6.6% while the state of Indiana saw a gain of 1.7% (Bureau of Labor Statistics). With the loss of higher-paying manufacturing jobs, the economic base crumbled; decreasing the money available for community investment.

Greene County was declared a disaster area in June 2008 after record rainfall caused the rivers to rise causing extensive flooding. According to the Southern Indiana Development Commission (SIDC), \$459,346.82 was spent by the Coalition communities to recover from the flood. With the grant funds, the Coalition will be able to assist the micro communities in the County that could not support their own brownfield programs. The Coalition needs funding to assess brownfields that are contributing to the demise of neighborhoods and commercial/industrial zones. Redevelopment of these sites will provide impoverished residents with sorely needed employment and increase the Coalition's tax bases to allow for community investment.

(i) Economic Conditions: The Coalition's financial need has resulted from the decrease in available revenue with which the Coalition's municipalities have to operate and provide redevelopment support. Indiana revised its property tax codes to provide property tax cuts at the same time the recession caused a reduction in property values, crippling the Coalition's gross taxing revenue. The County's budget has decreased by over 36% from 2012 (\$8,302,775) to 2013 (\$6,099,196). The Town of Bloomfield, the County Seat, has been forced to reduce the number of employees by 60% from 2009 (29 employees) to 2013 (18 employees). The micro communities and target communities that make up the Coalition have populations under 10,000 and funds for brownfield assessment are unavailable so the Coalition represents their only hope of addressing brownfield issues.

(ii) Economic Impacts of Brownfields: The Coalition's primary financial concern is the lack of quality employment opportunities, which is disproportionately impacting impoverished residents in the target communities. In the last ten years, the number of families in poverty has increased by 46%, as jobs have been lost from multiple factory closings, mainly located in the targeted communities. Additionally, the poverty rate for children has increased a deplorable 43.8%. County unemployment has increased an incredible 55% over the last 10 years, and the median household income has decreased by 6.6% (*STATS Indiana, Counties in Profile*). Compounding the problem, once local manufacturing jobs are lost, replacement jobs are usually lower-paying service sector positions requiring longer commutes. This systemic trend has hit low-income residents hardest. In the last 10 years, families receiving food stamps in Greene County has increased a staggering 205%, students receiving reduced fee school lunches have increased by 60.9%, and over 51% of residents must now leave Greene County to find gainful employment. (*STATS Indiana, Family/Social Services Data, 2010, Inflow/Outflow Analysis, 2002-2012*). The Coalition desperately needs to reverse the trends of increased commuting costs and decreased wages for its residents. As shown in Section 1.a.(ii), the target communities Coalition's neighborhoods surrounding the priority brownfields have the lowest per capita incomes and highest poverty rates in the Coalition area, and are significantly worse than the rates for Indiana and the U.S. The brownfields within the targeted areas have also decimated property values. According to the American Community Survey, the average home values in Greene County are 35% lower than the average Indiana home. Decreasing property values result in low to negative asset growth, resulting in less investment by residents. In a vicious cycle of environmental injustice, the same brownfields that have cost residents access to local good paying jobs are decreasing their property values. Unable to move, they are forced to travel further for lower-wage jobs with increased transportation costs and exposure to exhaust fumes.

The Coalition has made brownfield redevelopment a top priority and has committed significant in-kind resources to this grant project (Section 2.c). Based on the expected assessment scopes, the assessment/cleanup planning costs associated with the priority brownfields are estimated to be at least \$800,000. Without Brownfields Assessment Grants, the Coalition will not be able to support the assessment of these brownfields and begin the process of redeveloping these sites that are impacting the economic viability of the Coalition communities.



2. Project Description and Feasibility of Success

a. Project Description

(i) Brownfield redevelopment was one of the primary goals identified by citizens during development of the Green County Comprehensive Plan (GCCP) in August 2009. Using the GCCP, the Coalition developed the following **Assessment Grant Goals** as metrics to select sites for funding: 1. protect citizens from brownfield direct contact exposures; 2. improve the unacceptable poverty rates in targeted communities by redeveloping brownfields to create high-paying jobs; 3. mitigate exposure hazards and revitalize blighted neighborhoods without displacing residents; 4. Stimulate redevelopment to increase property values and job growth within walking distance to poor neighborhoods; 5. protect the wetland and riverine ecosystems from brownfield impacts via uncontrolled runoff and groundwater migration, and 6. support redevelopment that enhances and expands existing greenspace and linear parks, consistent with land use plans developed in the GCCP and the Linton and Bloomfield comprehensive plans. The **Assessment Grant Goals** coincide with the EPA's guiding Livability Principles.

The brownfields program approach is directed by the Assessment Grant Goals and will start with addressing a minimum of five sites within the target communities (with at least one located within each of the Coalition member's jurisdiction). The target communities were chosen based on community needs and stakeholder knowledge that redevelopment of the priority sites within the target communities will act as catalysts, providing the greatest return on grant funds investment and in agreement with citizens' desires.

The **Linton** target community will include assessment of the former General Electric site. The approximately 125,000 square foot complex is located on 18 acres of land. The site will require a comprehensive assessment and remedial planning to assess the potential risk to the sensitive receptors discussed in Section 1.a.(iii). Grant-funded assessment and remedial planning will facilitate commercial/industrial redevelopment, thereby preventing commercial/industrial development of greenfields and providing much-needed jobs to Linton residents. Redevelopment of this site agrees with the community's desires published in Linton's community approved land use plan.

The **Bloomfield** target community includes assessment of the former Faucett & Vanmeter Chair Company factory and at least two smaller properties that include the Richland Handle Company (manufacturer of pick, shovel and ax handles) and a machine shop. These properties are primarily vacant and redevelopment of these properties is crucial to the revitalization of Bloomfield. Development in Bloomfield is severely constrained by the presence of floodplains with wetlands and steep slopes on three sides of town so buildable land is at a premium. Assessment and redevelopment will result in improved health and welfare of neighborhoods, provide job opportunities, and protect sensitive karst features, Ritter Branch, Richland Creek, and nearby wetlands.

The **Jasonville** target community includes assessment of a variety of brownfields located in the central business district. The brownfields include former gasoline filling stations, former auto service, dry cleaners, paint stores, and printing shops. The grants will assist in conducting multiple Phase I and II Environmental Site Assessments (ESAs) to evaluate the nature and extent of contamination at the sites, complete remedial plans, and prepare the properties for reuse and serve as a catalyst for additional investment within Jasonville and protect Lake Lenape.

The **Worthington** target community includes assessment of a variety of brownfields located along the downtown corridor. The brownfields include former dry cleaners, farm machinery service, auto service, paint stores, commercial printers, and underground petroleum tanks. Grant funds will allow the evaluation of potential contamination associated with historic activities. The extent of contamination will be evaluated and grant-funded cleanup planning will address exposure potentials. Assessment and redevelopment will result in improved health and welfare of neighborhoods, provide job opportunities, and protect the Eel and White Rivers.

The **Switz City** target community includes assessment of an abandoned bulk oil terminal and a rail car maintenance and painting facility. Phase I and II ESAs are expected to include assessment of vapor intrusion exposure threats. The Coalition also intends to prepare the sites for a new commercial uses, bringing jobs and investment to impoverished Switz City.

(ii) The Coalition is prepared to begin the assessment grant project immediately upon award. The Coalition has already met to discuss the framework of the Memorandum of Understanding



(MOU). After being awarded the Assessment Grant, the Coalition will prepare a Work Plan with community support (Section 3.) for EPA approval and issue a contractor request for qualifications, with a deadline of retaining a contractor within 8 eight weeks of issue. The Coalition and a qualified environmental consultant (the project team) will lead the brownfields program (Section 5.a) which will begin by preparing an overall 36-month project budget to ensure the project remains on schedule. Greene County will act as lead organization on the project with assistance from the Greene County Economic Development Corporation (GCEDC) staff for day-to-day grant operations including: updating/maintaining the brownfields inventory; distributing project information to the community; assessment site selection; and progress tracking. Greene County will be responsible for procuring contractual services and submitting the required reports to the EPA.

The project team will focus on preparing the Coalition's brownfields inventory. Because of legal issues associated with publicly listing private properties, the inventory will focus on developable sites, secure permission to add these sites to the inventory, creating a list that includes these approved sites and publicly listed contaminated sites. The Coalition, environmental consultant, and community organizations (Section 3.) will be involved in the inventory, which will continue throughout the grant period. After being deemed eligible by the EPA and community notification, sites will be assessed through performance of a Phase I Environmental Site Assessment (ESA) and/or a Phase II ESA. Protective procedures will be instituted to ensure that the community is protected from contaminants during assessment work (Section 4.a). Upon receipt of assessment results, the environmental consultant will work with the Coalition and partners to devise liability management, cleanup, and site use strategies that support redevelopment and improve the health of residents and the environment. After completion of initial assessment activities, investigations may be needed to further define the extent of contamination and design environmental response actions for cleanup and safe reuse use of the site. Contaminated sites may be entered into the Indiana Brownfields Program (IBP), Voluntary Remediation Program (VRP), or Underground Storage Tank (UST) Program. The results of assessments will be disseminated to the community via public meetings and notification of community organizations (Section 3.). If health threats are identified, IDEM and the Greene County Health Department will be notified (Section 3.b). If needed, the Coalition will seek additional funding from local and state sources and/or the EPA (Section 2.c) for assessment activities and subsequent environmental response activities. The project team will meet monthly to ensure individual projects are progressing, the overall project schedule benchmarks are being met, and the grant project is completed within the three-year grant cycle.

(iii) Additional sites, beyond the priority sites in targeted communities, will be assessed that are threatening sensitive populations/ecosystems and support redevelopments that meet the **Assessment Grant Goals**, where developer interest occurs for projects, or other community-identified sites. The assessment grant will also provide support for businesses and the micro communities to redevelop smaller sites throughout the Coalition area. These assessments will support redevelopments in areas with existing infrastructure, create local jobs and amenities, and create and protect greenspace responsibly. Site access will be secured prior to requesting an eligibility determination from either the EPA or IDEM. Site access will be obtained as follows:

- For property transfers, a site access agreement will be included with the purchase agreement between the current and prospective owners.
- For lender foreclosures, the Coalition will obtain an access agreement from the lender.
- For sites that present an imminent threat to public welfare or the environment, the County will use its nuisance abatement authority, or work with IDEM to obtain site access.

When redeveloped, these sites will increase commercial and manufacturing growth in impoverished neighborhoods and reduce the need for residents to commute outside the county to find employment. By assessing these key sites, the Coalition hopes to improve the vitality of existing neighborhoods, create jobs, increase greenspace and improve recreational opportunities. This approach may be revised as the project progresses if goals for intended outputs/outcomes (Section 2.b) are not being met or other community concerns arise. With this approach, the Coalition will support revitalization of hardest-hit areas, mitigate immediate



health/environmental threats, provide support to enhance economic development, and create jobs. Assessment data will determine the extent of brownfields contamination; evaluate exposure pathways and develop mitigation/remediation strategies protective of human health and the environment; and support redevelopment planning and marketing of brownfields.

b. Task Description and Budget

Budget Categories	Petroleum Assessment Grant Project Tasks					
(programmatic costs only)	Task 1 Programmatic Costs	Task 2 Community Outreach	Task 3 Site Inventory	Task 4 Site Assessment	Task 5 Cleanup Planning	Total Budget
Personnel						
Travel	2,400		400			2,800
Supplies		500				500
Contractual		4,600	2,100	122,000	18,000	146,700
Total Budget	2,400	5,100	2,500	122,000	18,000	150,000

Budget Categories	Hazardous Substances Assessment Grant Project Tasks					
(programmatic costs only)	Task 1 Programmatic Costs	Task 2 Community Outreach	Task 3 Site Inventory	Task 4 Site Assessment	Task 5 Cleanup Planning	Total Budget
Personnel	3,650					3,650
Travel			250			250
Supplies		500				500
Contractual		5,000	2,100	366,000	22,500	395,600
Total Budget	3,650	5,500	2,350	366,000	22,500	400,000

Task 1 Programmatic Costs: Programmatic costs are \$6,050. The Coalition is providing all personnel costs except for \$3,650 (hazardous substances budget) for updating and maintaining brownfields information in the Assessment, Cleanup, and Redevelopment Exchange System (ACRES) system (\$36.50/hour for 100 hours). Once a site has been determined to be eligible, it will be entered into ACRES. The ACRES profiles will be updated following completion of Phase I and II ESAs, remediation, and/or redevelopment activities. The petroleum grant includes attending one EPA Brownfields Conference and an additional brownfield conference (\$1,200/trip).

Task 2 Community Outreach: Community outreach costs are \$10,600. Included is \$1,000 (\$500 each grant) for printing, and mailing project information and documents to citizens and community stakeholders and contractual costs of \$9,600 (\$5,000 for hazardous substances grant and \$4,600 for petroleum grant) for conducting community outreach and stakeholder meetings. Outputs include twelve community meetings.

Task 3 Site Inventory and Selection: The Coalition has an initial inventory; the budget includes inventory maintenance costs of \$4,850, which includes travel costs of \$650 (\$250 for hazardous substances grant and \$400 for petroleum grant) for identifying new sites and showing sites to interested parties. The environmental consultant will assist in compiling the list throughout the project at costs of \$4,200 (\$2,100 each grant). Outputs will include cataloging 100 additional brownfields within the Coalition borders.

Task 4 Site Assessment: Sites will be evaluated through performance of Phase I and/or II ESAs in accordance with All Appropriate Inquiry (ASTM Standard E1527) and other ASTM standards. The Coalition will focus assessment funds performing assessments, especially Phase II Assessments to determine the nature and extent of the contamination at priority sites where the history is known. For these sites, a Phase I ESA may not be required. For priority sites with an imminent property transaction, a Phase I ESA will be completed regardless of historical knowledge. The Coalition also anticipates supporting due diligence at sites where business interest occurs during the project. Based on past experience, anticipated Phase I ESA costs will



range from \$5,000 to \$8,000 and Phase II ESA costs will range from \$15,000 to \$60,000. The hazardous substances budget includes contractual costs of \$366,000 based on six Phase I ESAs at \$7,000 each (\$42,000 total), and eight Phase II ESAs at \$40,500 each (\$324,000 total). The petroleum budget includes contractual costs of \$122,000, based on five Phase I ESAs at \$4,000 each (\$20,000 total) and six Phase II ESAs at \$17,000 each (\$102,000 total). These are averaged costs used for budgeting and actual costs may vary. Outputs will include eleven Phase I ESAs and fourteen Phase II ESAs completed.

Task 5 Cleanup Planning: The Coalition will conduct cleanup planning as required by the IBP, VRP, or UST programs for brownfields where redevelopment is imminent. This may include preparing Remediation Work Plans (RWPs), assessing brownfields cleanup/redevelopment alternatives, or evaluating institutional and engineering controls. Contractual costs for this task are estimated at \$22,500 (hazardous substances) and \$18,000 (petroleum), based on completing two hazardous substances RWPs at \$11,250 each and two petroleum RWPs at \$9,000 each. Outputs will consist of cleanup planning completed at four sites.

In order to evaluate progress, the Coalition will document the outputs listed above. The Coalition will also measure the following outcomes: acres of land assessed, land remediated, and redeveloped; acres of parks and green space preserved or created; number of jobs created or retained; tax revenue generated; redevelopment investment value; and other funding leveraged. The Coalition will evaluate the project progress semi-annually to determine if funds are being expended as anticipated and if the completed assessments are catalyzing remediation and/or redevelopment investment and creating jobs. The Coalition will adjust the approach to selecting sites for funds if the project is not generating the expected outcomes.

c. Ability to Leverage:

Assessment Grants are vital for catalyzing brownfields redevelopment projects because they cover site assessment costs needed to support liability management, project design, and remediation planning. This alone is rarely sufficient to ensure a successful redevelopment. The Coalition understands this grant will not be a complete cure to the conditions brownfields have created and additional sources of funding to ensure a successful program will be required. The Coalition therefore is pledging significant resources to the project and will secure additional funds to supplement this grant. With the grant and supplemental leveraged funds, the Coalition will be able to immediately tackle these projects and facilitate redevelopment.

<u>Source</u>	<u>Resources Leveraged/Role of Resources</u>	<u>Estimated Value</u>	<u>Likelihood</u>
Environmental Consultant	Documentation/reporting including: monthly grant status reports, QAPP and HASPs, attendance at project administrative meetings.	\$10,000 (100 hrs. at \$100/hr.)	100% Consultant required to provide in-kind resources
Coalition (GCEDC, Greene County) ¹	Staff for press releases, meetings, website, Facebook, LinkedIn updates for outreach. Staff for site selection process, oversee grant financial transactions to support programmatic activities. Brush/debris clearing, building access to support assessments.	\$50 per hour x 500 hours = \$25,000 \$15,000 for site access (equipment /staff costs for ten days @ \$1,500 per day)	100%

¹ Commitment letters are included in Attachment C.

The following existing state and federal resources are also available by application and may be used following expenditure of grant funds:

- Office of Community and Rural Affairs – Indiana Main Street, Demolition Grants
- EPA Clean Water State Revolving Fund and Indian Brownfields Program (IBP) Revolving Loan Fund (RLF) – loans for cleanup/remediation activities.



- Excess Liability Trust Fund (ELTF) – reimbursement of monies spent to clean up petroleum releases from underground storage tanks (USTs).
- State of Indiana Economic Development for a Growing Economy, Headquarters Relocation Tax Credit, Hoosier Business Investment Tax Credit, and Industrial Recovery Tax Credit - tax credits and abatements for redevelopments.
- Additional EPA Assessment, Cleanup, and RLF Grants—Assessment grants (\$400,000/grant), cleanup (\$200,000/grantee-owned site), and RLF (up to \$1 million)

3. Community Engagement and Partnerships

a. Community Involvement Communication Plan: The Coalition understands the importance of community involvement in planning. During formation of the individual Comprehensive Plans prepared by Greene County, the City of Linton, and the Town of Bloomfield, feedback from the community guided development of goals, which included addressing brownfield priority sites and recognizing successful engagement requires a proactive communication. The Coalition identified residents, property owners, local businesses, lenders and developers as stakeholders for the project. Stakeholders will be involved with assisting the Coalition with site selection for assessment, reuse planning and cleanup decisions. Following notice of an Assessment Grant award, the Coalition will announce the award and the availability of the draft Work Plan to the community through a press release to the Greene County Daily World, the chamber of commerce newsletter and by posting notices on the Coalition members' websites. The Coalition will announce the award on local area radio stations (WYTJ 89.3 FM, WQTY 93.3 FM and WMYJ 101.1 FM) to reach less literate residents and send notices to local business leaders. The Coalition will establish a Facebook and LinkedIn group for the grant to allow community interaction during the project. The Coalition will include instructions on reaching these forums in all press releases and published information. Because of the low Hispanic population (1.0%), the Coalition does not anticipate the need to provide Spanish translation services but will translate any communications or documents if requested. The Greene County Foundation, Greene County Habitat for Humanity, and the Friends of the Goose Pond organizations will be key stakeholders and representatives will be invited to Coalition meetings. Input will be sought from these groups, as well as the general public regarding site selection for properties to be assessed as well as cleanup decisions and reuse planning. Hard copies of the draft Work Plan will be located at the Coalition members' offices and local public libraries for access by those without computer access or skills. The public will be able to provide comments verbally to the Coalition, by electronic postings, or in writing via email or letters. The comments will be discussed during public meetings held in each of the targeted communities and at other locations across the Coalition area. The draft Work Plan will be modified in response to relevant comments.

Following Work Plan approval, the Coalition will schedule kick-off meetings in each of the targeted communities and other locations across the Coalition area to acquaint the communities with the project and reaffirm the Site Assessment Goals. Kick-off meetings will be broadcast via a webinar for citizens who cannot attend. The Coalition will ask the public to identify brownfields they feel are impacting health and welfare, which will be added to the brownfields inventory. The meeting presentation materials and minutes will be posted on Facebook, LinkedIn, and Coalition members' websites with hard copies available as described above. As sites are selected, the Coalition will present the reasoning for selection at public meetings and solicit feedback. The Coalition will use community comments, project viability, and compatibility with the Site Assessment Grant Goals as metrics to access grant funds. Monthly updates will be provided at public county and town commission meetings and the project team will attend community organization meetings to discuss projects/site assessments.

After completing an assessment, the information flow will be outward to the community, notifying local stakeholders of results, and explaining health and environmental impacts. Assessment results will be posted on the Coalition members' websites, Facebook, and LinkedIn with hard copies available as previously described. If health threats are identified, written notices will be sent to impacted citizens, and the Greene County Health Department will be contacted. When cleanup and/or redevelopment planning is initiated, explanations of plans and solicitation of comments on those plans, will be implemented. The project team will hold pre-scheduled open public monthly meetings for stakeholders (business and civic leaders, citizens



groups, community partners, labor leaders and general concerned citizens) to solicit feedback on the assessment grant findings and way to promote and improve project outcomes. At project close, the Coalition will hold a final public meeting to discuss the project outcomes. The presentation materials and minutes will be archived and placed on the Coalition members' websites, Facebook and LinkedIn with hard copies in local libraries.

b. Partnership with Government Agencies:

(i) The Coalition will develop partnerships with local and state environmental/health agencies to ensure that the project is successful. The Greene County Health Department (GCHD) has been instrumental in community education programs related to septic systems, methamphetamine laboratories, lead poisoning, and groundwater protection. The GCHD investigates local incidence of blood lead exceedance in children and can provide groundwater testing. The experience of GCHD will be used to help identify/verify health risks posed by contamination; identify toxicological issues; perform risk evaluations; conduct notification and education programs; and coordinate health testing if contaminant migration is confirmed.

Since there is no local environmental oversight agency, the Coalition will establish a strong partnership with the Indiana Department of Environmental Management (IDEM) to ensure assessment, cleanup, and redevelopment of brownfields is conducted in compliance with the rules and guidance promulgated by the IDEM VRP (Indiana VCP) and/or IDEM UST program, as applicable. Partnering with IDEM and/or Indiana Brownfields Program (IBP) district and headquarters staff will be important for technical support, resolution of regulatory or procedural issues, and interpretation of rules and guidance documents. For petroleum-impacted sites, IDEM will be involved in the site eligibility determination prior to assessment. IDEM will review and approve Remediation Work Plans and Remediation Completion Reports for sites where response actions are completed. If contamination discovered through assessments potentially impacts the health of local populations, IDEM and the GCHD will be notified and brought in as project partners. The cleanup criteria established by IDEM under the Remediation Closure Guide (RCG) will be used to identify and address on-site health and environmental threats. Additionally, the Coalition will form a partnership with The **Greene County Soil and Water Conservation District (GCSWCD)**. The GCSWCD will assist the Coalition by using their education and outreach resources to provide educational programs for residents and businesses on the importance of protecting the unique regional ecosystems and the benefits of reconnecting with the natural world. A letter of support from the GCSWCD is included in Attachment D.

(ii) The Coalition will also partner with the Indiana Economic Development Corporation (IEDC) to assist with site marketing and provide expertise in repurposing of brownfields create and retain jobs. The Coalition will also consult with the Indiana Finance Authority Brownfields Sustainability Initiative to provide guidance and insight into successful sustainable brownfield projects.

c. Community-based Organizations: The Coalition identified the following organizations as project partners. The organizations' letters of support are included in Attachment D.

Greene County Foundation (GC Foundation): Established in 1997, the GC Foundation serves the people of the Greene County community as a public charity. Over the last eight years, the GC Foundation has had a philanthropic impact on every school, town, city and informal community in Greene County through multiple forms of donation such as permanent endowments, special projects funds, trusts, memorials and honoraria. The GC Foundation will assist the Coalition with organizing citizens and their community partners. Through GC Foundation's established community networks, public relations, and existing in-place programs and infrastructure, the Coalition will be able to leverage their ability to engage and reach citizens located in poor target community neighborhoods.

Friends of the Goose Pond (FoGP): FoGP was established to support the goals of wildlife conservation and habitat restoration at Goose Pond Fish and Wildlife Area through environmental education, scientific research and recreational activities and programs. FoGP's Mission is to expand financial and volunteer support for Goose Pond and to inspire citizens to value conservation, habitat and wildlife. FoGP activities include Marsh Madness scheduled for early spring in conjunction with the annual Sandhill Crane migration, community birding days, wildflower walks, school field trips, and clean-up Days. The Coalition recognizes that no other person or group has more knowledge of specific brownfields in the county that could be



impacting the wetlands and riverine ecosystems. Partnering with FoGP allows the Coalition to tap into their unique knowledge of the sensitive ecosystems and utilize the FoGP communication and volunteer network.

Bloomfield and Linton-Stockton Chambers of Commerce (Chambers): The Chambers work to represent and promote local businesses and encourage business/industrial investment in the communities. The Chambers will assist in identifying brownfields, support redevelopment planning, market brownfields, and inform businesses/developers of available grant funding.

Greene County Habitat for Humanity (GCHH): The GCHH works to provide safe, energy efficient, low-cost housing to disadvantaged citizens. GCHH can provide knowledge and advice on meeting the housing needs of the impoverished residents. The Coalition plans to partner with the GCHH to recycle building materials during deconstruction (demolition) that can be resold to reduce landfill wastes and provide additional funding for GCHH's mission.

4. Project Benefits: The **Assessment Grant Goals** support growth that enhances the quality of life, creates economic vitality, preserves existing neighborhoods and eliminates environmental injustice. With an Assessment Grant, the Coalition will incentivize brownfield redevelopment in the targeted communities and support the micro communities unable to develop and implement manage their own brownfields programs.

a. Health and/or Welfare and Environment Health: Brownfield redevelopment will eliminate contamination and limit inhalation, ingestion, and dermal exposures, protecting the health and welfare of residents. The health and welfare benefits associated with redeveloping the priority sites in the targeted communities are summarized below. Similar benefits are expected from redevelopment of other brownfields.

Target Community	Redevelopment Plan/Benefits
Linton	Hazardous building materials and chemicals will be identified and removed. Halogenated and non-halogenated solvent, polynuclear aromatic hydrocarbon (PAH) and metal impacted soil/groundwater will be identified and remediated to limit vapor intrusion and inhalation concerns. Contaminated stormwater and groundwater will be eliminated protecting Beehunter Marsh, Goose Pond Fish and Wildlife Area. The site will be redeveloped with mixed office/light industrial uses.
Bloomfield	The extent of metals, PAH, volatile organic compounds (VOCs) and solvent-impacted soils and groundwater will be determined and exposure and vapor intrusion risks will be assessed. If needed, soil and groundwater cleanup will begin, and barrier systems installed to provide safe reuse as a mixed-use commercial/light industrial area. Contaminated stormwater and groundwater will be eliminated, protecting the karst geologic features, Ritter Branch, Richland Creek, and nearby wetlands, which are groundwater recharge points.
Jasonville	Hazardous building materials will be identified and abated, the soil and groundwater will be assessed and direct contact, vapor intrusion and drinking water exposure risks evaluated to adjoining residents and stormwater and groundwater threats to Lake Lenape will be eliminated. The extent of impact will be defined and if necessary barrier systems installed and soil and groundwater cleanup will be begin. The area will be redeveloped as mixed use commercial/residential properties with a portion potentially utilized as a light manufacturing incubator.
Worthington	Hazardous materials will be identified, characterized and disposed. USTs will be removed. The full extent of impacted soil/groundwater will be determined. If needed, groundwater cleanup will begin to protect discharges/migration to the Eel and White Rivers, and vapor intrusion threats to the nearby residences, commercial buildings and elementary school will be evaluated and eliminated. The buildings will be reused as mixed-use commercial/residential properties.
Switz City	Hazardous materials and petroleum contamination at the abandoned bulk oil terminal and a rail car maintenance and painting facility will be identified, characterized and disposed. Geophysical investigation will be completed and



	USTs will be removed if present. The full extent of impacted soil/groundwater will be determined. If needed, groundwater cleanup will begin to protect discharges/migration to the numerous tributaries of the White River. The properties will be redeveloped as commercial/industrial incubators and the buildings will be reused if their conditions allow reuse.
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Redevelopment of these brownfields epitomizes the equitable development principles of utilizing new investment in economically disadvantaged neighborhoods to directly benefit residents. Because this work will be completed on existing commercial/industrial sites, residents will reap the benefits without being displaced. These outcomes coincide with the Livability Principles¹ of increasing economic competitiveness; leveraging federal investment; and valuing and supporting communities and neighborhoods. The redevelopment of brownfields will also limit nonpoint pollution sources and discharges to improve water/sediment quality in streams and river ecosystems, reducing contaminants and improving aquatic life and increasing recreational opportunities.

Assessment Grant operating procedures will ensure that the community is protected from contaminants during assessment work. A Health and Safety Plan (HASP) will be completed for each site where intrusive sampling will occur, and access to the site will be controlled during the assessment. When subsurface or building material samples are collected, the release of particulates/vapors will be monitored and controlled through use of engineering controls and specialized work practices. Decontamination/purge water will be containerized on-site and appropriately disposed. The Coalition will use the assessment data to determine how to protect the community prior to, during and after redevelopment activities.

b. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse:

(i) Sustainable development principles including focusing development on existing cities, matching land uses to available infrastructure, and protecting natural resources and green space are woven into the GCCP. Because brownfields in the Coalition are abandoned and or underutilized commercial/manufacturing buildings located in urban areas served by existing infrastructure, the reuse of these sites epitomizes sustainable redevelopment. The Coalition will only provide Assessment Grant funds and other local programs for projects where necessary infrastructure exists or can be upgraded at a reasonable cost. By incentivizing brownfield redevelopment in this manner, the Coalition will direct development into areas with existing infrastructure, limiting expenditures on utility extensions, reducing the use of construction materials and air emissions from construction. The Coalition will be involved in brownfield redevelopments and will encourage/require the use of green site investigation (e.g., in-situ data loggers, direct-push drilling, and solar-powered equipment and charging systems) and remediation techniques (e.g., idling reduction plans for equipment, diesel vehicle retrofit technologies) during site cleanup and redevelopment. The Coalition will encourage incorporating innovative stormwater management techniques (rain gardens, bioswales, etc.), and other sustainable design approaches, such as demolition and construction materials recycling, and use of building materials with low-volatility into brownfields redevelopments. For brownfield redevelopment projects, the Coalition will encourage the installation of energy efficient heating/cooling and lighting systems, resulting in reduced resource use and operating costs, and encourage developments to pursue certification through the Leadership in Energy and Environmental Design (LEED) program. These sustainable approaches will help reuse existing resources, reduce fossil fuel energy use and emissions, and limit waste generation during redevelopment.

(ii) Each of the planned redevelopment projects in the targeted communities meet at least two of the criteria that define the EPAs Livability Principles, sustainable and equitable cleanup and reuse approaches, sustainable development and equitable development. The Jasonville CBD will be redeveloped as mixed use commercial/residential properties with a portion potentially utilized as a light manufacturing incubator. The redevelopment plan is consistent with community-identified priorities and will promote equitable, affordable housing for the impoverished population who will be able to participate in and benefit from decisions that shape their neighborhood as well as increasing the economic competitiveness of the community.

¹ Principles adopted by the partnership between the U.S. EPA, United States Department of Transportation, and United States Department of Housing and Urban Development to promote smart growth.



c. Economic or Non-economic Benefits: (i) Brownfield redevelopment will result in job creation, an increased tax base, and preservation/enhancement of greenspace, all which meet the Coalition's Assessment Grant Goals. The Coalition believes increased manufacturing, retail, and recreational options spurred by brownfields redevelopment will improve living conditions, attract new development, maintain the vibrancy of commercial districts and prevent generation of new brownfields. Commercial district infill will improve the tax base and diversify the work force, rendering it less vulnerable to economic swings. These outcomes coincide with the guiding Livability Principles of valuing/supporting community neighborhoods and increasing economic competitiveness. In addition to increasing the tax base, redevelopment in the targeted communities will have the following economic benefits:

Linton: The current environmental conditions present at the General Electric site are preventing development. The redevelopment plan calls for a mixed-use office/light industrial development with an estimated investment of over \$5 million and creation of upward of 50-100 new jobs. Anticipated cleanup costs are \$600,000 and an expenditure of approximately \$75,000 of assessment grant funds. The total grant leverage (investment and cleanup costs compared to assessment grant) will be 75:1.

Bloomfield: Redevelopment of these sites as commercial/light industrial properties will result in an investment estimated to be over \$1 million and will create an estimated 75 new jobs. Cleanup costs are estimated to be \$250,000 and assessment funds of \$50,000 will be required. Total grant leverage 25:1.

Jasonville: Redevelopment of these central business district sites as mixed-use commercial/residential properties and a light manufacturing incubator will result in an investment estimated to be over \$2 million and will create an estimated 100 new jobs. Cleanup costs are estimated to be \$250,000 and assessment funds of \$75,000 will be required. Total grant leverage 30:1.

Worthington: Redevelopment of these downtown corridor sites as mixed-use commercial/residential properties will result in an investment estimated to be over \$2 million and will create estimated 50-100 new jobs. Cleanup costs are estimated to be \$400,000 and assessment funds of \$75,000 will be required. Total grant leverage 32:1.

Switz City: Redevelopment of these sites as mixed-use commercial/residential properties will result in an investment estimated to be over \$1 million and will create estimated 25-50 new jobs. Cleanup costs are estimated to be \$350,000 and assessment funds of \$50,000 will be required. Total grant leverage 27:1.

The redevelopment of priority brownfields will also result in creation of additional greenspace. All of the new planned redevelopment projects will include open and accessible spaces and will promote the use of pedestrian/ bike paths connecting the micro communities to recreation areas in the County such as the proposed trail in Linton that will connect Sunset Park, the Linton Conservation Club, Linton City Park, Linton-Stockton Schools and Goose Pond.

The Coalition has demographics shifting towards an older population and, with the economic downturn; residents are turning to community parks as an inexpensive family activity. These changes require a shift towards accessible trail and park systems that offer family-friendly opportunities. Working with the Greene County Health Department, the Coalition will build healthy infrastructure into redevelopment plans to reverse the 8% rise of adult obesity and increase in sedentary lifestyle that was reported between 2005 and 2008 (Burden of Obesity in Indiana, Indiana State Board of Health, 2011). In addition, parks and urban green space along the waterways act as environmental and floodway buffers, keeping industry from infringing on sensitive ecosystems. Assessment of brownfields along the rivers will facilitate the Coalition's acquisition of the needed lands.

(ii) There are no EPA Environmental Workforce Development/Job Training programs in the Coalition area. The Coalition will reach out to organizations in Indianapolis (75 miles northeast) to determine if program graduates are available and will use the local Greene County Workforce Board (WorkOne) to promote local hiring for brownfields redevelopment activities.

5. Programmatic Capability and Past Performance:

a. Programmatic Capability: The Coalition is ready to implement an Assessment Grant project and will request to begin community outreach activities prior to Cooperative Agreement



approval. The project team will include representatives from Greene County, the City of Linton, the Town of Bloomfield and an environmental consultant.

Ms. Brianne Jerrels will serve as project director. Ms. Jerrels, Community Development Specialist with the Greene County Economic Development Corporation (GCEDC), graduated from Oklahoma University's Economic Development Institute with special focus on Community Development and Strategic Planning. As Community Development Specialist, she works with community action groups and stakeholders by providing strategic planning and team building services, counseling and resource information, and grant application support. Greene County and the GCEDC staff will support Ms. Jerrels with implementing the grant funds. The Coalition's management continuity plan relies on the availability of Ms. Joan C. Bethell, Executive Director of the GCEDC. Ms. Bethell is familiar with the Assessment Grant Goals and has administered grants through the State of Indiana and Arizona, where she previously served as a Regional Representative for the Arizona Department of Commerce. As an extension of Greene County, Ms. Bethell will be closely involved with grant operations so she can immediately step in as the replacement project director in case of loss of Ms. Jerrels. Ms. Bethell and the environmental consultant will be responsible for continued operations, and training of a successor project director, if necessary. The County's Auditor will provide financial tracking and documentation to meet grant reporting requirements.

The Coalition will retain a competent environmental consultant to assist in managing and tracking activities funded by the Assessment Grants and conducting ESAs using a Qualifications-Based Selection Process that complies with the applicable federal procurement regulations (40 CFR §31.36). The consultant will be experienced in EPA Assessment Grant management and extensive experience with, the Indiana Voluntary Remediation Program (VRP), successfully managed at least five EPA Assessment Grants projects, and at least three successful brownfields redevelopment projects that leveraged multiple brownfields redevelopment financing incentives.

The GCEDC works to encourage new and existing businesses in the Coalition area and provides access to real estate to support economic growth. The GCEDC will market brownfields and assist developers with site selection, and promote brownfield incentives.

b. Audit Findings: The Coalition has not received adverse audit findings from an OMB Circular A-133 audit or an audit conducted by a federal, state, tribal, or local government inspector or similar organization.

c. Past Performance: The Coalition members have not been a previous recipient of an EPA Brownfields Assessment Grant. However, the County, lead applicant has extensive experience and the institutional capacity to properly administer federal and non-federal assistance agreements, examples are listed below:

- Federal CDBG 2011: \$498,676 grant for wastewater collection system construction in the Town of Scotland. The community was connected to an area treatment plant in order to mitigate high levels of E. coli resulting from failing septic systems.
- Federal CDBG 2011: \$30,000 grant for water resources planning in the Ellis Water District. Water storage engineering report prepared and leveraged to apply for 2014 storage facility construction grant.
- Office of Community and Rural Affairs - Disaster Recovery (2 grants) 2010: \$50,000 and \$80,000 grants allowed for two local businesses to expand operations and create 15 new jobs.
- Indiana Department of Transportation 2007: \$150,000 grant that funded Comprehensive Plans for the County and the town of Bloomfield, and a Corridor Plan for the interstate I-69 expansion project. Each of the plans was completed in compliance with the terms and conditions of their grant award and continues to benefit the communities by guiding future growth and development in the Coalition micro communities.

The County complied with funds disbursement requirements, financial tracking, reporting requirements, submitting technical documents, documenting project progress, and auditing requirements for the listed grants. The County has the procedural knowledge to successfully disburse Assessment Grant funds and track Assessment Grant expenditures.



ATTACHMENT A

**THRESHOLD DOCUMENTATION AND LETTERS OF COMMITMENT FROM
COALITION MEMBERS**



THRESHOLD CRITERIA

FY 2014 U.S. EPA BROWNFIELDS HAZARDOUS SUBSTANCES AND PETROLEUM ASSESSMENT GRANT APPLICATION

Submitted By: Greene County, the City of Linton, and the Town of Bloomfield Indiana

THRESHOLD CRITERIA

1. **Applicant Eligibility:** Greene County, the City of Linton, and the Town of Bloomfield have formed a coalition (the Coalition) to apply for a Hazardous Substances and Petroleum Assessment Grant. These municipalities are General Purpose Units of Local Government in the State of Indiana. Greene County will be the grant recipient and serve as the lead community for the Coalition. Letters of commitment from Coalition members are included in Attachment A.
2. **Letter from the State or Tribal Environmental Authority:** A letter from the Indiana Department of Environmental Management (IDEM) is included in Attachment B.
3. **Community Involvement:** The Coalition identified residents, property owners, local businesses, lenders and developers as stakeholders for the project. Stakeholders will be involved with assisting the Coalition with site selection for assessment, reuse planning and cleanup decisions. Following notice of an Assessment Grant award, the Coalition will announce the award and the availability of the draft Work Plan to the community through a press release to the Greene County Daily World, the chamber of commerce newsletter and by posting notices on the Coalition members' websites. The Coalition will announce the award on local area radio stations (WYTJ 89.3 FM, WQTY 93.3 FM and WMYJ 101.1 FM) to reach less literate residents and send notices to local business leaders. The Coalition will establish a Facebook and LinkedIn group for the grant to allow community interaction during the project. The Coalition will include instructions on reaching these forums in all press releases and published information. Because of the low Hispanic population (1.0%), the Coalition does not anticipate the need to provide Spanish translation services but will translate any communications or documents if requested. The Greene County Foundation, Greene County Habitat for Humanity, and the Friends of the Goose Pond organizations will be key stakeholders and representatives will be invited to Coalition meetings. Input will be sought from these groups, as well as the general public regarding site selection for properties to be assessed as well as cleanup decisions and reuse planning. Hard copies of the draft Work Plan will be located at the Coalition members' offices and local public libraries for access by those without computer access or skills. The public will be able to provide comments verbally to the Coalition, by electronic postings, or in writing via email or letters. The comments will be discussed during public meetings held in each of the targeted communities and at other locations across the Coalition area. The draft Work Plan will be modified in response to relevant comments.

Following Work Plan approval, the Coalition will schedule kick-off meetings in each of the targeted communities and other locations across the Coalition area to acquaint the communities with the project and reaffirm the Site Assessment Goals. Kick-off meetings will be broadcast via a webinar for citizens who cannot attend. The Coalition will ask the public to identify brownfields they feel are impacting health and welfare, which will be added to the brownfields inventory. The meeting presentation materials and minutes will be posted on Facebook, LinkedIn, and Coalition members' websites with hard copies available as described above. As sites are selected, the Coalition will present the reasoning for selection at public meetings and solicit feedback. The Coalition will use community comments, project viability, and compatibility with the Site Assessment Grant Goals as metrics to access grant funds. Monthly updates will be provided at public

county and town commission meetings and the project team will attend community organization meetings to discuss projects/site assessments.

After completing an assessment, the information flow will be outward to the community, notifying local stakeholders of results, and explaining health and environmental impacts. Assessment results will be posted on the Coalition members' websites, Facebook, and LinkedIn with hard copies available as previously described. If health threats are identified, written notices will be sent to impacted citizens, and the Greene County Health Department will be contacted. When cleanup and/or redevelopment planning is initiated, explanations of plans and solicitation of comments on those plans, will be implemented. The project team will hold pre-scheduled open public monthly meetings for stakeholders (business and civic leaders, citizens groups, community partners, labor leaders and general concerned citizens) to solicit feedback on the assessment grant findings and way to promote and improve project outcomes. At project close, the Coalition will hold a final public meeting to discuss the project outcomes. The presentation materials and minutes will be archived and placed on the Coalition members' websites, Facebook and LinkedIn with hard copies in local libraries.

4. **Site Eligibility and Property Ownership Eligibility:** This application is for a community-wide Coalition Brownfields Assessment Grant. Consequently, site eligibility and property ownership eligibility criteria are not applicable.

CITY OF LINTON

JOHN WILKES, MAYOR

CITY HALL
86 SOUTH MAIN STREET
LINTON, INDIANA 47441

812-847-7754
FAX 812-847-7014

December 20, 2013

Brianne Jerrels
Community Development Specialist
Greene County Economic Development Corporation
P.O. Box 7
Linton, IN 47441


RE: U.S. EPA Brownfields Assessment Grant Coalition

Dear Ms. Jerrels:

The City of Linton acknowledges membership in the *Greene County Brownfield Assessment Grant Coalition* (the Coalition) consisting of the City of Linton, the Town of Bloomfield and Greene County, constituted for the purpose of applying for a U.S. Environmental Protection Agency (U.S. EPA) Brownfields Assessment Grant to help foster brownfields redevelopment in the Coalition communities. The City of Linton is a General Purpose Unit of Local Government in the State of Indiana. The City of Linton understands the Coalition is applying for a \$550,000 U.S. EPA Brownfields Hazardous Substances and Petroleum Assessment Grant and that Greene County will serve as the lead coalition member and grant recipient/administrator. Upon award of the grant, the City of Linton understands the Coalition members will be required to develop a binding Memorandum of Agreement to document the site selection process, allocation of funds, and programmatic mechanisms for implementing the grant project.

The City of Linton fully supports the Coalition, and looks forward to using the grant funds to revitalize brownfields for mutual benefit of the Coalition communities.

Sincerely,


John Wilkes, Mayor



"The Biggest Little City In Indiana"

**Town of Bloomfield
P. O. Box 411
Bloomfield, IN 47424
812-384-4114**

January 2, 2014

Brianne Jerrels
Community Development Specialist
Greene County Economic Development Corporation
P.O. Box 7
Linton, IN 47441

RE: U.S. EPA Brownfields Assessment Grant Coalition

Dear Ms. Jerrels:

The Town of Bloomfield acknowledges membership in the *Greene County Brownfield Assessment Grant Coalition* (the Coalition) consisting of the City of Linton, the Town of Bloomfield and Greene County, constituted for the purpose of applying for a U.S. Environmental Protection Agency (U.S. EPA) Brownfields Assessment Grant to help foster brownfields redevelopment in the Coalition communities. The Town of Bloomfield is a General Purpose Unit of Local Government in the State of Indiana. The Town of Bloomfield understands the Coalition is applying for a \$550,000 U.S. EPA Brownfields Hazardous Substances and Petroleum Assessment Grant and that Greene County will serve as the lead coalition member and grant recipient/administrator. Upon award of the grant, the Town of Bloomfield understands the Coalition members will be required to develop a binding Memorandum of Agreement to document the site selection process, allocation of funds, and programmatic mechanisms for implementing the grant project.

The Town of Bloomfield fully supports the Coalition, and looks forward to using the grant funds to revitalize brownfields for mutual benefit of the Coalition communities.

Sincerely,



Douglas Frye
Town Council President

ATTACHMENT B
LETTER FROM STATE AUTHORITY



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INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

We Protect Hoosiers and Our Environment.

100 N. Senate Avenue • Indianapolis, IN 46204

(800) 451-6027 • (317) 232-8603 • www.idem.IN.gov

Michael R. Pence
Governor

Thomas W. Easterly
Commissioner

January 22, 2014

Ms. Brianne Jerrels
Community Development Specialist
Greene County Economic Development Corporation
P. O. Box 7
Linton, Indiana 47441

Re: U.S. EPA Brownfields Grant Proposal
Acknowledgement Letter
Coalition Assessment
Hazardous Substances and Petroleum
Greene County-Linton-Bloomfield Coalition
Greene County, Indiana

Dear Ms. Jerrels :

This letter is provided in support of the GreeneCounty Coalition consisting of Greene County, the City of Linton, and Town of Bloomfield (Coalition) proposal to the U.S. Environmental Protection Agency (U.S. EPA) for Brownfields Assessment Grant funding. The Indiana Department of Environmental Management (IDEM) acknowledges that Greene County, as the lead applicant, is requesting \$550,000 (\$400,000 for hazardous substances and \$150,000 for petroleum). This funding will be utilized to perform Phase I and Phase II Environmental Site Assessments (ESAs) of priority brownfield sites, and, as applicable, cleanup and redevelopment planning activities (e.g., Remediation Work Plans) for these priority brownfields. The Coalition also plans to conduct community outreach activities (i.e., coordinating and conducting meetings with stakeholders and the general public) to inform the Coalition residents of the availability of the grant funds as well as the progress of the grant projects.

IDEM believes that that Coalition has demonstrated its commitment to redeveloping brownfields by taking advantage of financial and/or technical assistance offered by the Indiana Brownfields Program in the past. This Assessment grant funding will help the Coalition continue its efforts to address brownfields within the Coalition member communities. Should an opportunity arise for the Coalition to need/pursue liability clarification or cleanup at any of the sites investigated with this grant funding, IDEM realizes that the Coalition is committed to participating in the Indiana Brownfields Program and/or the IDEM Voluntary Remediation Program.

Based on the information submitted, IDEM considers the Coalition a good candidate to receive U.S. EPA grant funding to continue its brownfield redevelopment efforts, which support

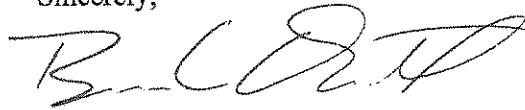


A State that Works

U.S. EPA Brownfields Grant Proposal 2014
Acknowledgment Letter
Page 2

Indiana's brownfield initiative. IDEM looks forward to its partnership with the Coalition. For further assistance, please contact Michele Oertel of the Indiana Brownfields Program toll free at (800) 451-6027, ext. 4-0235, or directly at (317) 234-0235 or at moertel@ifa.in.gov.

Sincerely,

A handwritten signature in black ink, appearing to read 'B. A. Oertel', with a stylized flourish at the end.

Bruce A. Oertel, Chief
Remediation Services Branch
Office of Land Quality

BAO/mmo

cc: *(via electronic transmission)*
Linda Mangrum, U.S. EPA Region 5
Kelley Moore, U.S. EPA Region 5
Christopher Shaw, SME

ATTACHMENT C

COMMITMENT LETTERS FOR LEVERAGING



Board of Commissioners of Greene County, Indiana

Greene County Courthouse
1 East Main Street
Bloomfield, IN 47424

Rick Graves, President
Edward L. Michael, Vice President
Nathan L. Abrams, Commissioner

January 7, 2014

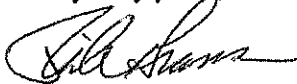
Brianne Jerrels
Community Development Specialist
Greene County Economic Development Corporation
P.O. Box 7
Linton, IN 47441

Re: Leveraged Local Government Resources for
FY2014 U.S.EPA Brownfields Assessment Grants
Greene County, Indiana

Dear Ms. Jerrels:

Greene County (the County) is providing this letter as documentation of our commitment to provide in-kind local government staff resources to support implementation of two FY2014 U.S. EPA Brownfields Assessment Grants (\$400,000 for Hazardous Substances and \$150,000 for Petroleum). Specifically, the County will commit up to 500 hours of time (includes grant project manager and staff) to support programmatic, community outreach functions and site selection associated with the Assessment Grant Project. These services include preparation of quarterly reports, progress meetings, financial tracking, preparation and distribution of Project information, hosting public meetings, and coordination with U.S. EPA personnel. The value of these in-kind services is approximately \$25,000 (500 hours at an average hourly rate of \$50). In addition the County will provide site access assistance such as clearing brush and debris and building access to support assessment activities. The value of these in-kind services is approximately \$15,000 (10 days at \$1,500 per day).

Very truly yours,



Rick Graves, President
Greene County Board of Commissioners

ATTACHMENT D

LETTERS FROM COMMUNITY-BASED ORGANIZATIONS





GREENE COUNTY SOIL AND WATER CONSERVATION DISTRICT
104 COUNTY ROAD 70 E, SUITE B, BLOOMFIELD, IN 47424
(812) 384-4781 Ex. 3, WWW.GREENESWCD.COM

January 20, 2014

Brianne Jerrels
Community Development Specialist
Greene County Economic Development Corporation
P.O. Box 7
Linton, IN 47441

RE: Community Support for U.S. EPA Brownfields Assessment Grants
Greene County, Indiana

Dear Ms. Jerrels:

I am writing on behalf of Greene County Soil and Water Conservation District (SWCD) to indicate our support for the Greene County Coalition's proposal to the U.S. EPA's Brownfields Assessment Program. Thank you for this opportunity to partner with Greene County Economic Development.

It is our understanding the City of Linton, the Town of Bloomfield, and Greene County have formed a Coalition to apply for U.S. Environmental Protection Agency (EPA) Petroleum and Hazardous Materials Assessment Grants. These grants will have a tremendous benefit to the communities in Greene County.

The purpose of SWCDs is to provide information about soil, water, and related natural resource conservation; identify and prioritize local soil and water resource concerns; and connect land users to sources of educational, technical, and financial assistance to implement conservation practices and technologies. The Greene County SWCD has identified agriculture, water quality, soil erosion, timber management, conservation education/outreach, and farm safety as Critical Natural Resource Issues within the County.

We will use our education and outreach resources to provide educational programs for residents and businesses on the importance of protecting the unique regional ecosystems and the benefits of reconnecting with the natural world.

The Greene County SWCD supports the effort by the Coalition to secure U.S. EPA Brownfields Assessment grants to investigate properties impacted by hazardous substances and petroleum products.

Sincerely,


Deborah Lynn, District Coordinator

Cc: Board of Supervisors
file

GREENE COUNTY FOUNDATION

4513 W. St. Rd. 54, Bloomfield, IN 47424
phone & fax 812.659.3142
email gcf@greencountyfoundation.org
greencountyfoundation.org

January 9, 2014

Brianne Jerrels
Community Development Specialist
Greene County Economic Development Corporation
P.O. Box 7
Linton, IN 47441

RE: Community Support for U.S. EPA Brownfields Assessment Grants
Greene County, Indiana

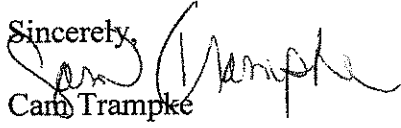
Dear Ms. Jerrels:

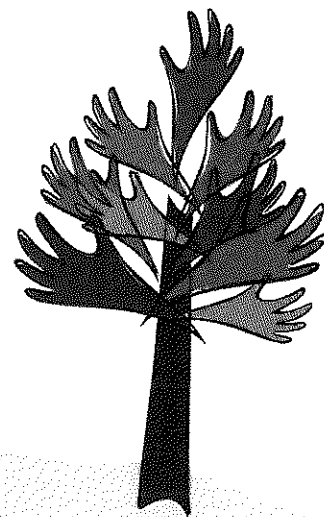
The Greene County Foundation (GCF) is pleased to support your application for two FY2014 U.S. Environmental Protection Agency (U.S. EPA) Brownfields Assessment Grants to assess and promote redevelopment of brownfield sites located in Linton, Bloomfield and Greene County.

As you know, the Greene County Foundation is a not-for-profit community development corporation founded in 1997 to help reverse the physical and social decline of our community and neighborhoods. We have given back to our local communities over 10 million dollars to support community development projects. We work with not for profits, business and community leaders to strengthen our community by supporting charitable causes that strengthen Greene County now and in the future. Our role in the Assessment Grant Project will consist of assisting you in community outreach about the grant program and providing our input into the commercial and housing development needs of our neighborhoods during redevelopment planning of brownfields. We look forward to being a partner in your redevelopment efforts.

The Greene County Foundation inspires individuals to engage in improving Greene County now and for generations to come. We will provide resources as we can to support the Coalition's brownfield redevelopment efforts.

Sincerely,


Cam Trampke
Executive Director
Greene County Foundation





1746 N 1175 W
Linton IN 47441
January 16, 2014

Brianne Jerrels
Community Development Specialist
Greene County Economic Development Corporation
P.O. Box 7
Linton, IN 47441

RE: Community Support for U.S. EPA Brownfields Assessment Grants
Greene County, Indiana

Dear Ms. Jerrels:

I am writing on behalf of the Friends of Goose Pond to indicate our support for the Greene County Coalition's proposal to the U.S. EPA's Brownfields Assessment Program.

It is our understanding the City of Linton, the Town of Bloomfield, and Greene County have formed a Coalition to apply for U.S. Environmental Protection Agency (EPA) Petroleum and Hazardous Materials Assessment Grants. These grants will be of great environmental and economic benefit to the entire Coalition.

The Friends of Goose Pond is a non-profit organization established in 2005 to promote public awareness of the recently established Goose Pond FWA near Linton, Indiana. The mission of the Friends is to increase public awareness of the value of wetlands and to inspire and educate citizens of all ages regarding the value of environmental conservation in enriching their lives.

We support the Coalition's goals of identifying brownfields located in and around sensitive natural areas in the region. The Friends of Goose Pond group is involved in educational programs for residents and businesses regarding the importance of protecting our unique regional ecosystems. We also attempt to educate others about the benefits of reconnecting with the natural world. Thus the environmental goals of the Coalition would merge well with, support, and enhance the objectives of our group.

In closing, Friends of Goose Pond strongly endorses this proposal and would be happy to be involved in the project. If you have further questions or require additional information, please do not hesitate to contact us at: mail@friendsofgoosepond.org.

Sincerely,

Nyle Riegle, President – Friends of Goose Pond



BLOOMFIELD

Bloomfield Chamber of Commerce

P.O. Box 144

Bloomfield, IN 47424

Joshua Riggins, President 812-384-4446

Jenny Crites, Secretary 812-384-3581

January 10, 2014

Brianne Jerrels
Community Development Specialist
Greene County Economic Development Corporation
P.O. Box 7
Linton, IN 47441

RE: Community Support for U.S. EPA Brownfields Assessment Grants
Greene County, Indiana


Dear Ms. Jerrels:

The Bloomfield Chamber of Commerce (Chamber) is pleased to support your application for two FY2014 U.S. Environmental Protection Agency (U.S. EPA) Brownfields Coalition Assessment Grants to assess and promote redevelopment of brownfield sites within Greene County.

As you know, the Chamber is a community resource that works to represent and promote Bloomfield, and surrounding area, businesses and encourage business/industrial investment in the community. The Chamber will assist in identifying additional brownfields, support redevelopment planning in the Bloomfield, help market assessed brownfields, and inform business and potential developers of the availability of grant funds.

The Chamber enthusiastically supports the effort by the Coalition to secure U.S. EPA Brownfields Assessment grants to investigate properties impacted by hazardous substances and petroleum products. Identifying these potential hazards for redevelopment is crucial for Bloomfield and Greene County in order to retain and attract new businesses and create jobs.

Sincerely,


Joshua Riggins

**Linton-Stockton
Chamber of Commerce**

159 1st Street NW
PO Box 208
Linton, Indiana 47441

Phone: 812-847-4846
Fax: 812-847-0246
info@lintonchamber.org

January 20, 2014

Brianne Jerrels
Community Development Specialist
Greene County Economic Development Corporation
P.O. Box 7
Linton, IN 47441

RE: Community Support for U.S. EPA Brownfields Assessment Grants
Greene County, Indiana

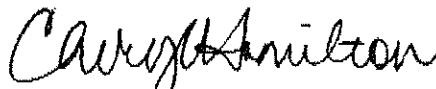
Dear Ms. Jerrels:

The Linton-Stockton Chamber of Commerce is pleased to support your application for two FY2014 U.S. Environmental Protection Agency (U.S. EPA) Brownfields Coalition Assessment Grants to assess and promote redevelopment of brownfield sites within Greene County.

As you know, the Chamber is a community resource that works to represent and promote Linton businesses and encourage business/industrial investment in the community. The Chamber will assist in identifying additional brownfields, support redevelopment planning in the City of Linton, help market assessed brownfields, and inform business and potential developers of the availability of grant funds.

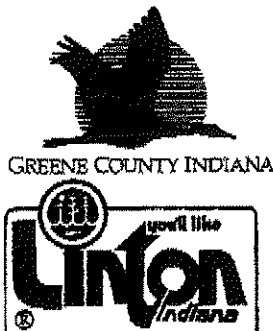
The Chamber is committed to improving economic conditions in Linton and will provide its resources to support Greene County's brownfield redevelopment efforts.

Sincerely,



Cheryl Hamilton
Executive Director

/clh
CC: Dale Knotts



January 7, 2014

Brianne Jerrels
Community Development Specialist
Greene County Economic Development Corporation
P.O. Box 7
Linton, IN 47441

RE: Community Support for U.S. EPA Brownfields Assessment Grants
City of Linton, the Town of Bloomfield and Greene County Coalition, Indiana

Dear Ms. Jerrels:

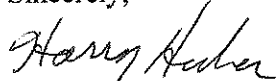
Habitat for Humanity is pleased to support your application for two FY2014 U.S. Environmental Protection Agency (U.S. EPA) Brownfields Assessment Grants to assess and promote redevelopment of brownfield sites located in Linton, Bloomfield and Greene County.

As you know, Habitat for Humanity builds and repairs houses all over Greene County using volunteer labor and donations. Our partner families purchase these houses through no-profit, no-interest mortgage loans or innovative financing methods. We look forward to being a partner in your redevelopment efforts.

We are aware of several brownfields in the county that are blights to our neighborhoods. Redeveloping these sites will not only benefit our community by removing these eyesores and the associated threats to the health and welfare of residents, but will also provide much-needed employment opportunities to our residents.

Habitat for Humanity is committed to improving the lives of our residents, and will provide its resources to support the Coalition's brownfield redevelopment efforts.

Sincerely,



Harry Huber,
Habitat for Humanity, Greene County



**Greene
County**
INDIANA

Come Back Home Again

GREENE COUNTY TOURISM ADVISORY BOARD
P.O. BOX 510 ~ LINTON, INDIANA 47441

January 13, 2014

Brianne Jerrels
Community Development Specialist
Greene County Economic Development Corporation
P.O. Box 7
Linton, IN 47441

Subject: Brownfield Assessment Grant Application

Attention: Ms. Jerrels

On behalf of the Greene County Tourism Advisory Board (GCTAB), we would like to express our support for the application of the EPA Brownfield Assessment Grant for Greene County, Indiana.

GCTAB currently acts as the primary representative organization seeking to promote tourism opportunities available throughout Greene County, Indiana. Thus, it is important that every effort is made to ensure that our county is appealing to potential visitors and tourists. In order to do so, it is imperative that opportunities are available for relocation and expansion of businesses that support the tourism effort.

Whether new lodging, restaurants, or outdoor outfitters providing supplies and rentals for these potential visitors; it is important that Greene County is prepared to attract these types of businesses to support the expansion of the local and regional tourism industry. However, without adequate information available that includes those properties considered brownfields, decision makers cannot readily provide all options to potential developers and other industry professionals. This funding opportunity will provide the additional information to further support the economic development efforts of Greene County as well as further support the efforts of the Greene County Tourism Advisory Board.

Respectfully,



David Benefiel, AICP
President, GCTAB

www.visitgc.com

CITY OF LINTON

JOHN WILKES, MAYOR

CITY HALL
86 SOUTH MAIN STREET
LINTON, INDIANA 4

812-847-7754
FAX 812-847-7014

January 13, 2014

Brianne Jerrels
Community Development Specialist
Greene County Economic Development Corporation
P.O. Box 7
Linton, In 47441

RE: Community Support for U.S. EPA Brownfields Assessment Grants
Greene County, Indiana

Dear Ms. Jerrels:

The City of Linton, Indiana is excited to support your application for two U.S. Environmental Protection Agency (EPA) Brownfield Assessment Grants to assess and promote redevelopment of Brownfield sites within our community.

The City of Linton, Indiana promotes active involvement of all residents in the neighborhood to build a better community. We are aware of several brownfields in our proximity that are blight to our neighborhood and are stagnating growth. Redeveloping these sites will not only benefit our community by removing these eyesores and increase our property values as a whole, but will also provide much-needed employment opportunities to our residents.

The City of Linton, Indiana's role in the project will be to assist the coalition in community outreach and education through our existing network. In addition, we are excited to be involved in the planning of development within Greene County, Indiana.

Sincerely,



John Wilkes, Mayor

"The Biggest Little City In Indiana"

Appendix 3 Other Factors Checklist

Name of Applicant: Greene County Coalition, Indiana (City of Linton, Town of Bloomfield and Greene County)

Please identify (with an **X**) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

	Other Factor	Page #
	Community population is 10,000 or less	
	Federally recognized Indian tribe	
	United States territory	
	Applicant will assist a Tribe or territory	
X	Targeted brownfield sites are impacted by mine-scarred land	1
	Targeted brownfield sites are contaminated with controlled substances	
X	Recent natural disaster(s) (2006 or later) occurred within community, causing significant community economic and environmental distress	5
X	Project is primarily focusing on Phase II assessments.	8
X	Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation	9
	Community experienced manufacturing plant closure(s) (2008 or later) tied to the targeted brownfield sites or project area, including communities experiencing auto plant closures due to bankruptcy or economic disruptions.	
	Recent (2008 or later) significant economic disruption (<u>unrelated</u> to a natural disaster or manufacturing/auto plant closure) has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	
	Applicant is a recipient or a core partner of a HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant that is directly tied to the project area, and can demonstrate that funding from a PSC grant has or will benefit the project area. To be considered, <u>applicant must attach documentation</u> which demonstrates this connection to a HUD-DOT-EPA PSC grant.	
	Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant	
	Community is implementing green remediation plans.	
	Climate Change	